### **2010 RESIDENT STUDY**



#### **Creative Consumer Research**

3945 Greenbriar Stafford, TX 77477 www.ccrsurveys.com June 2010



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## **Objectives**



#### **Objectives**

- The major objective of this research project is to obtain resident opinions on various issues related to living in The Woodlands Township, including:
  - Satisfaction with available services;
  - Issues of priority;
  - Satisfaction with delivery of services;
  - Use of existing community facilities and amenities;
  - Identifying any changes occurring since the 2008, 2005, 2004, and 2002 Residents Surveys where appropriate.





 CCR conducted 1,050 interviews with residents of The Woodlands Township

•	Alden Bridge	N=158
•	Cochran's Crossing	N=155
•	Grogan's Mill	N=149
•	Panther Creek	N=148
•	Sterling Ridge	N=173
•	Indian Springs	N=121
•	Harper's Landing	N=66
•	College Park/Windsor Hill	N=36
•	Creekside/Creekside Park	N=27
•	Grogran's Forest	N=10
•	East Shore	N=4
•	Town Center	N=3
•	Carlton Woods	N=3

 For reporting purposes, Windsor Hill and College Park are grouped with Harper's Landing



- Requirements for participation:
  - Currently reside in one of pre-listed villages in The Woodlands Township
  - Head of household
  - Current resident of The Woodlands Township Respondent/family/household members do not work in:
    - Market Research
    - Advertising
    - Public Relations
  - Respondent/family/household members have never served on/in an Association/Board or been employed by any of The Woodlands Township



- Respondents were randomly called from a database of listed and unlisted households obtained by CCR
  - Respondents informed of the study sponsor
  - Given a telephone number to call with any questions
  - Interviewing dates: May 5 May 28, 2010



- CCR Responsibilities:
  - Design questionnaire
  - Conduct interviewing from CCR Houston call center
  - Validate surveys
  - Data processing and analysis
  - Report and presentation
  - Significance testing
    - 95% confidence level for responses of 50 or greater
    - Performed for current year (2010) versus previous year (2008) results only in comparison section



- Marks of significance seen throughout the report are as follows unless otherwise noted:
  - "\*"--Significantly greater than all others in category
  - "+"--Significantly different from 2008 results
  - "P"--Significantly different from Panther Creek
  - "G"--Significantly different from Grogan's Mill
  - "C"--Significantly different from Cochran's Crossing
  - "I"--Significantly different from Indian Springs
  - "A"--Significantly different from Alden Bridge
  - "S"--Significantly different from Sterling Ridge/Carlton Woods
  - "H"--Significantly different from Harper's Landing/College Park
  - Significance testing was not performed for other areas due to small base sizes



### **Respondent Profile**

CHART 1 OF 2

GENDER	TOTAL SAMPLE (N=1050)	Alden Bridge (N=158)	Cochran's Crossing (N=155)	Grogan's Mill (N=149)	Panther Creek (N=148)	Sterling Ridge/ Carlton Woods (N=173)	Indian Springs (N=121)	Harper's Landing/ College Park (N=102)	All Other (N=44)
Male Female	43% 57%	47% 53%	54% 46%	41% 59%	39% 61%	40% 60%	36% 64%	42% 58%	57% 43%
AVERAGE RESPONDENT AGE	52	52	54	58	56	47	52	43	47
AVERAGE HOUSEHOLD INCOME	\$128,380	\$119,190	\$135,700	\$116,140	\$117,180	\$145,840	\$135,930	\$119,570	\$134,540
OWN CURRENT RESIDENCE	95%	94%	97%	95%	90%	95%	99%	95%	98%
AVERAGE NUMBER OF YEARS LIVED IN THE WOODLANDS									
Mean	10.66	8.98	12.41	17.24	14.18	5.71	11.18	6.23	4.77
Median	7.18	7.09	10.23	15.32	11.82	3.17	7.74	4.05	1.82
AVERAGE NUMBER OF PEOPLE IN HOUSEHOLD	3.06	3.03	3.03	2.51	2.75	3.57	3.24	3.40	2.93
AVERAGE NUMBER OF CHILDREN IN HOUSEHOLD	0.92	0.93	0.77	0.35	0.65	1.41	1.07	1.23	0.90
AVERAGE NUMBER OF PEOPLE IN HOUSEHOLD WORKING IN THE WOODLANDS	43%	57%	26%	37%	45%	47%	50%	53%	39%

## Respondent Profile (continued)

CHART 2 OF 2

						Sterling Ridge/		Harper's Landing/	
	TOTAL	Alden	Cochran's	Grogan's	Panther	Carlton	Indian	College	
	SAMPLE	Bridge	Crossing	Mill	Creek	Woods	Springs	Park	All Other
	(N=1050)	(N=158)	(N=155)	(N=149)	(N=148)	(N=173)	(N=121)	(N=102)	(N=44)
MARITAL STATUS									
Married	86%	83%	90%	81%	76%	94%	84%	89%	86%
Single	4%	4%	2%	4%	8%	2%	3%	5%	7%
Separated/Divorced	5%	7%	5%	6%	5%	2%	3%	4%	5%
Widowed	4%	4%	1%	7%	7%	1%	7%	1%	2%
HIGHEST LEVEL OF EDUCATION									
High school or less	4%	7%	3%	5%	4%	2%	1%	4%	7%
Some college	16%	20%	6%	19%	23%	12%	17%	20%	9%
Bachelor's degree	41%	45%	44%	44%	29%	44%	37%	46%	43%
Some post graduate	6%	9%	6%	4%	7%	5%	7%	5%	9%
Post graduate degree	31%	18%	39%	29%	34%	36%	35%	25%	32%



# Total Sample Dialing Information

		% of Total
Disposition	# Dialings	Dialngs
No Answer	3,790	16.91
Busy	561	2.5
Answering Machine	8,962	39.98
Wrong Number	144	0.64
Generic Call Back	94	0.42
Disconnect	3,388	15.11
Appointment Call Back	868	3.87
Initial Refusal	2,297	10.25
Terminate in Middle	105	0.47
Language Barrier	71	0.32
Fax/Modem/Business	482	2.15
Qualified Refusal	112	0.5
Call block/blocked number	283	1.26
Over quota	13	0.06
Complete	1,050	4.68
Terminate - Not male/female head of household	20	0.09
Terminate - Not Woodlands resident	28	0.12
Terminate - Do not live in a house	10	0.04
Terminate - Security screen	121	0.54
Terminate - Do not live in listed village	18	0.08
TOTAL DIALINGS	22,417	
TOTAL DIALINGS	22,417	

Ratio of Total Dialings to completed surveys							
2010 RATIO	21:1						
2008 RATIO	21:1						
2005 RATIO	13:1						
2004 RATIO	16:1						
2002 RATIO	11:1						
2000 RATIO	10:1						
1999 RATIO	9:1						

\*For this study, it required 21 telephone dialings to get a completed interview with a resident



#### **Conclusions & Recommendations**



#### **Conclusions**

- Overall, residents of The Woodlands Township continue to be pleased with living in The Township due to the overall aesthetics
  - The surrounding greenery, parks, and trees are the primary contributors toward residents' approval of their town
- They continue to rely on hometown publications such as The Woodlands Magazine, The Villager, and the Township website
- Residents welcome new forms of entertainment and development



#### **Conclusions**

- Recent developments such as the struggling economy and the recent transition from being designated as a collection of community associations to becoming a Township may be contributing to a slight shift in attitudes
  - Residents voice stronger concerns for:
    - Greater safety and security
      - Safety and security are the most important services The Township should provide according to residents
    - Less traffic congestion
    - More law enforcement



#### Recommendations

- In this period of change and adjustment, the challenge facing the new Township is how to evaluate and exceed residents' expectations
  - <u>Safety/Crime</u>: Residents perceive that crime is an issue and request increased law enforcement visibility and support of neighborhood watch programs.
  - <u>Customer Service</u>: Residents appear to have raised the bar in terms of what they expect from a government entity as opposed to an HOA. Recommendations may include quicker responses, more visibility in communities, or in the media to promote what The Township staff is doing to address the issues residents have brought to light.



#### Recommendations

- <u>Contact</u>: Continue to improve contact with The Township staff.
   Reinforce the methods residents can use to contact staff: face-to-face, phone, and email.
- <u>Traffic</u>: Traffic will remain an issue for any growing community.
   Since The Township is now a government agency, it should work with the County and other agencies to influence traffic signal patterns, construction and improve traffic flow throughout the community.
- <u>Evaluation</u>: Considering The Township is a new entity, it should consider using this research as a baseline going forward.



# Research Findings 2010 Results



### **Community Services**



#### **Community Assessment Rate/Services**

- Overall, residents are satisfied with most of the provided services
  - Seven of the 14 services rate a 4 or 5 on a 5-point scale by at least 70% of the residents
  - 89% rate the Township as good to excellent in terms of services provided
  - 56% rate value for the money of the tax rate as Excellent/Very good/Good
  - As in past studies, the best rated services are Parks and Open Spaces, Garbage Collection, and Pathways
    - The lowest rated services are Traffic Enforcement,
       Neighborhood Watch, and Deed Restriction Enforcement



### **Rating Community Services**

(1 = Poor; 5 = Excellent)

						Sterling			
						Ridge/		Harper's	
	TOTAL	Alden	Cochran's		Panther	Carlton	Indian	Landing/	
	SAMPLE	Bridge	Crossing	Grogan's Mill	Creek	Woods	Springs	College Park	All Other
	(N=1050)	(N=158)	(N=155)	(N=149)	(N=148)	(N=173)	(N=121)	(N=102)	(N=44)
Fire Services	4.60	4.69	4.60	4.58	4.67	4.57	4.55	4.59	4.47
Parks and Open									
Space	4.51	4.56	4.61GH	4.44	4.47	4.51	4.54	4.38	4.49
Emergency Medical									
Services	4.51	4.45	4.43	4.60	4.58	4.50	4.48	4.57	4.41
Garbage Collection	4.45	4.52	4.44	4.48	4.48	4.42	4.49	4.37	4.20
Swimming Pools	4.35	4.40	4.38	4.22	4.29	4.45	4.34	4.31	4.36
Recreation Facilities	4.38	4.46	4.29	4.38	4.36	4.39	4.35	4.39	4.43
Pathways	4.28	4.37	4.33	4.33	4.23	4.31	4.24	4.06ACSG	4.18
Recreation Programs	4.27	4.28	4.20	4.30	4.24	4.33	4.23	4.35	4.18
Recycling Collection	4.17	4.18	4.12	4.291	4.16	4.12	4.03	4.24	4.23
Streetscape									
Maintenance	4.13	4.25P	4.10	4.09	3.98	4.29PG	4.13	4.11	3.93
General Law									
Enforcement	3.85	3.82	3.78	4.05PACS	3.74	3.79	3.83	3.88	4.13
Deed Restrictions									
Enforcement	3.74	3.84P	3.66	3.65	3.51	3.88P	3.73	3.85P	3.98
Neighborhood Watch	3.69	3.77	3.59	3.83	3.63	3.71	3.53	3.75	3.88
Traffic Enforcement	3.63	3.60	3.44	3.68	3.57	3.74C	3.55	3.84C	3.84
								_	



## Rated Community Services a '4' or '5'

	TOTAL SAMPLE (N=1050)	Alden Bridge (N=158)	Cochran's Crossing (N=155)	Grogan's Mill (N=149)	Panther Creek (N=148)	Sterling Ridge/ Carlton Woods (N=173)	Indian Springs (N=121)	Harper's Landing/ College Park (N=102)	All Other (N=44)
Parks and Open Space	90%	89%	92%	90%	87%	93%	90%	87%	84%
Garbage Collection	90%	93%	90%	88%	89%	89%	91%	89%	82%
Pathways	82%	87%	86%	85%	78%	84%	81%	68%SGCA	75%
Street Maintenance	79%	83%	79%	78%	75%	86%	76%	77%	69%
Recreation Facilities	79%	81%	78%	73%	77%	85%	80%	76%	87%
Recycling Collection	77%	78%	80%	82%	75%	75%	69%G	79%	77%
Fire Services	73%	75%	76%	77%	74%	73%	71%	69%	63%
Recreation Programs	68%	66%	66%	57%S	68%	79%	70%	65%	63%
Emergency Medical Services	68%	64%	66%	72%	70%	70%	67%	67%	59%
General Law Enforcement	65%	63%	63%	75%PS	62%	61%	62%	63%	77%
Swimming Pools	62%	64%	62%	47%ACGSIH	54%	68%	70%	70%	66%
Deed Restriction Enforcement	58%	58%	55%	58%	51%	62%	57%	63%	66%
Traffic Enforcement	56%	56%	50%	59%	53%	66%	50%	59%	59%
Neighborhood Watch	47%	46%	44%	47%	49%	50%	46%	38%	50%

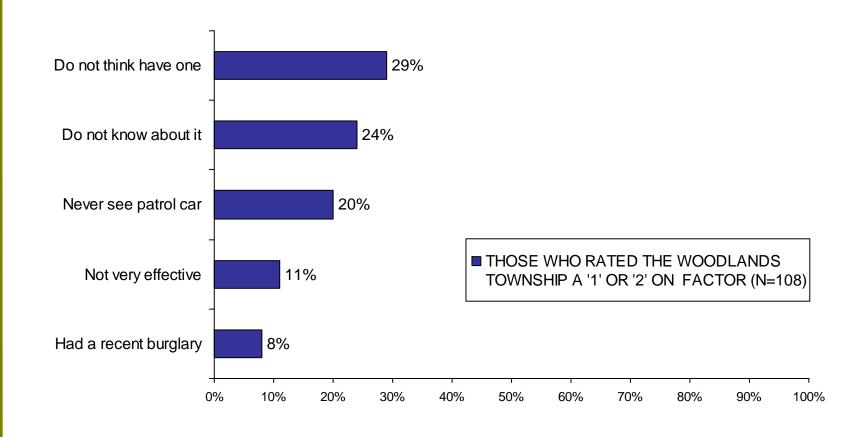


## Rated Community Services a '1' or '2'

	TOTAL SAMPLE (N=1050)	Alden Bridge (N=158)	Cochran's Crossing (N=155)	Grogan's Mill (N=149)	Panther Creek (N=148)	Sterling Ridge/ Carlton Woods (N=173)	Indian Springs (N=121)	Harper's Landing/ College Park (N=102)	All Other (N=44)
Traffic Enforcement	14%	13%	18%	14%	15%	13%	14%	12%	10%
Deed Restrictions Enforcement	12%	8%	14%	14%	19%	9%	12%	7%	4%
Neighborhood Watch	10%	8%	11%	8%	13%	12%	17%	6%	2%
General Law Enforcement	9%	12%	12%	5%	12%	11%	8%	8%	2%
Recycling Collection	7%	6%	8%	8%	7%	9%	5%	9%	4%
Street Maintenance	5%	4%	7%	6%	8%	2%	3%	7%	4%
Garbage Collection	3%	2%	2%	4%	1%	3%	2%	6%	7%
Pathways	4%	2%	2%	4%	7%	1%	6%	5%	5%
Recreation Facilities	1%	0%	3%	1%	2%	0%	0%	1%	2%
Swimming Pools	2%	2%	2%	2%	2%	0%	0%	3%	2%
Recreation Programs	3%	2%	5%	2%	2%	1%	2%	2%	0%
Fire Services	0%	0%	1%	1%	0%	0%	1%	1%	0%
Emergency Medical Services	1%	2%	2%	1%	0%	2%	1%	0%	0%
Parks and Open Space	1%	1%	2%	1%	1%	1%	0%	4%	2%

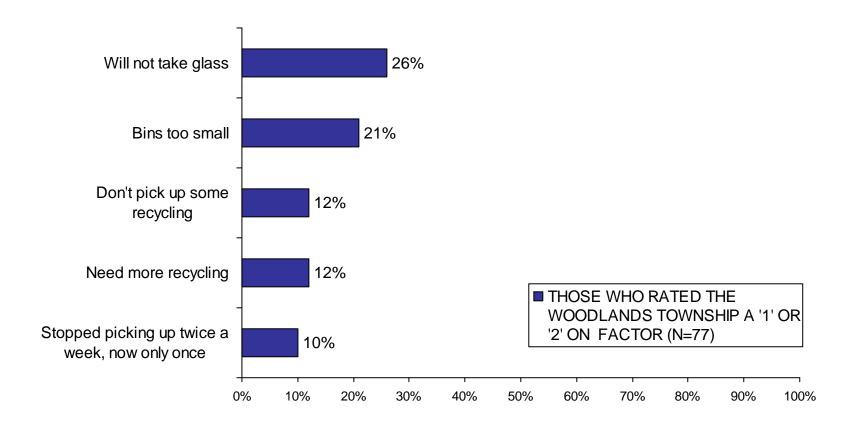


# Reasons Rated Neighborhood Watch as 'Poor'



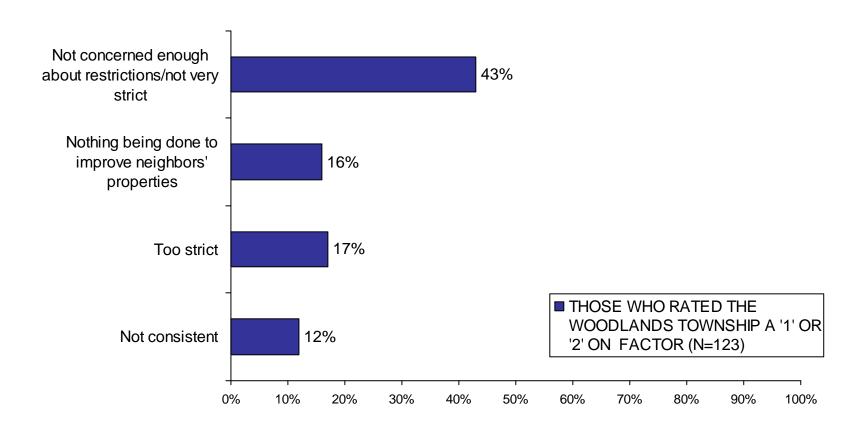


# Reasons Rated Recycling Collection as 'Poor'



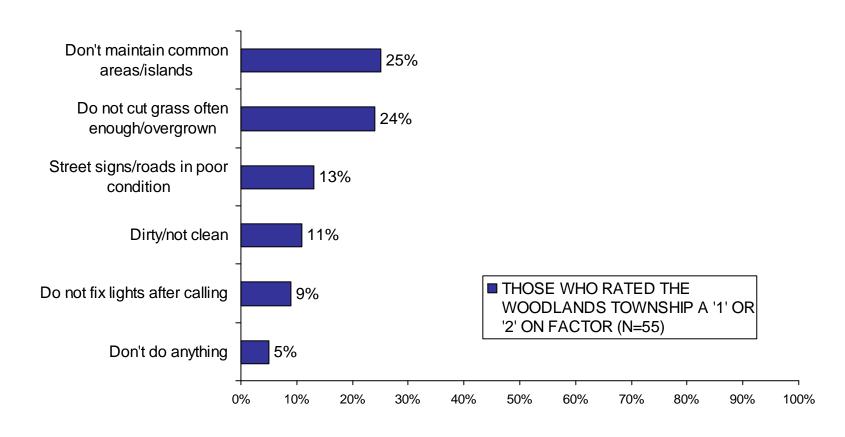


# Reasons Rated Deed Restrictions Enforcement as 'Poor'



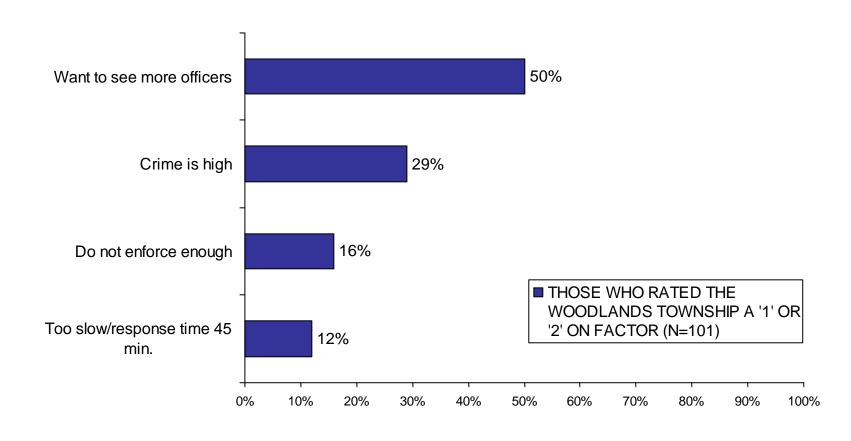


# Reasons Rated Street Maintenance as 'Poor'



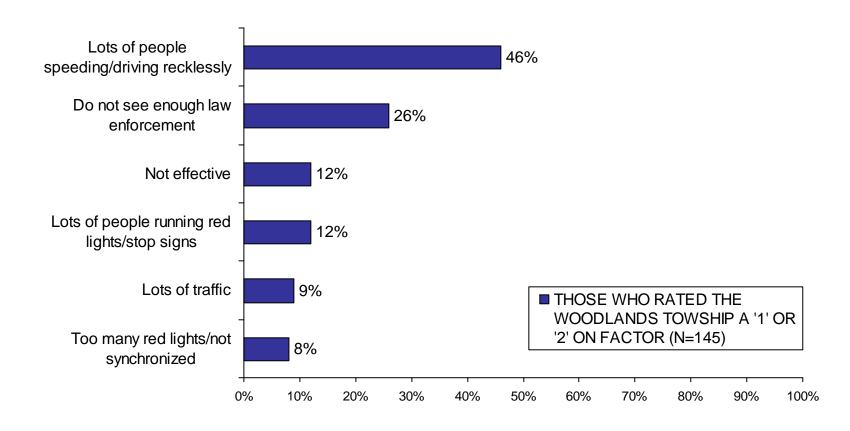


### Reasons Rated Law Enforcement as 'Poor'





# Reasons Rated Traffic Enforcement as 'Poor'





# Rating Services Provided by the Woodlands Township

#### 89% Excellent/Very Good/Good

							Sterling Ridge/		Harper's Landing/	
		TOTAL SAMPLE (N=1050)	Alden Bridge (N=158)	Cochran's Crossing (N=155)	Grogan's Mill (N=149)	Panther Creek (N=148)	Carlton Woods (N=173)	Indian Springs (N=121)	College Park (N=102)	All Other (N=44)
П	Excellent	25%	27%	21%	23%	22%	32%CI	20%	27%	25%
	Very good	40%	44%	45%GP	33%	34%	39%	45%G	35%	48%
	Good	24%	20%	21%	27%	28%	23%	27%	24%	20%
	Fair	6%	6%	8%I	10%l	5%	5%	2%	8%	2%
	Poor	3%	1%	3%	1%	5%	2%	3%	2%	5%



# Rating Tax Rate Overall in Terms of Value for the Money

#### 56% Excellent/Very Good/Good

						Sterling		Harper's	
	TOTAL	Alden	Cochran's	Grogan's	Panther	Ridge/ Carlton	Indian	Landing/ College	All
	SAMPLE	Bridge	Crossing	Mill	Creek	Woods	Springs	Park	Other
	(N=1050)	(N=158)	(N=155)	(N=149)	(N=148)	(N=173)	(N=121)	(N=102)	(N=44)
Excellent	4%	2%	6%S	7%ASI	4%	2%	2%	6%	5%
Very good	16%	20%	14%	13%	16%	18%	17%	18%	14%
Good	36%	37%P	41%P	33%	24%	42%P	39%	30%	39%
Fair	33%	30%	27%	38%	35%	32%	34%	33%	36%
Poor	8%	8%	8%	7%	13%S	6%	7%	7%	7%

## Law Enforcement/Safety



#### **Traffic Concerns**

- 39% feel traffic enforcement has improved in the past year
  - 94% of residents feel it is somewhat to very important for The Township to continue paying for the additional enforcement

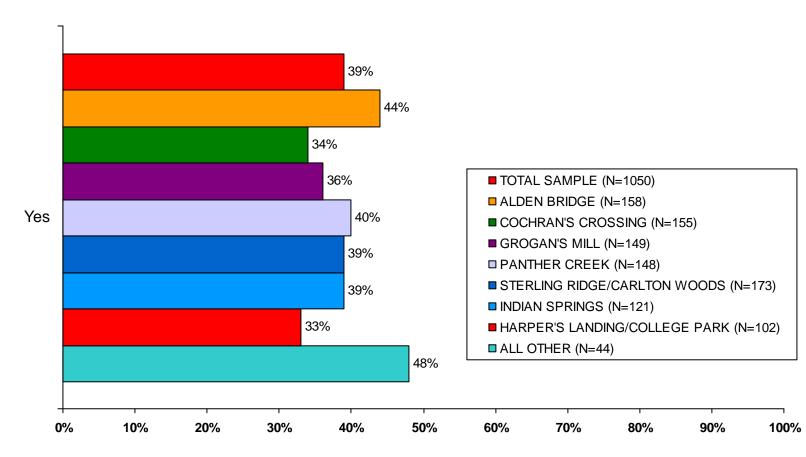


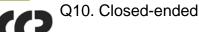
#### Safety Issues

- The Woodlands residents feel less safe in some areas
  - They rate safety <u>highest</u> in their neighborhoods during the day and at Market Street, and <u>lowest</u> at the Woodlands Mall and on pathways
  - Compared to other village residents, Panther Creek and Grogan's Mill residents feel less safe in many areas

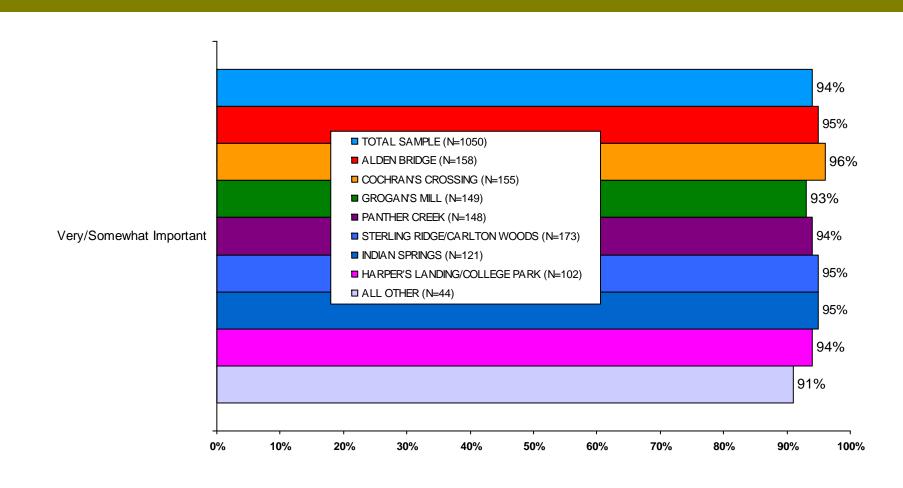


# Has Law Enforcement Visibility Improved in Past Year?





## Important to Continue Paying for Enhanced Law Enforcement





#### **Rating Safety Level**

(1 = Do not feel safe at all; 5 = Feel very safe)

	ln		At Village	While	ln	ln	At	
	neighborhood	At Market	shopping	driving on	community	neighborhood	Woodlands	On
	during day	Street	center	roads	parks	at night	Mall	pathways
Total Sample (N=1050)	4.40	4.35	4.12	4.17	3.93	3.88	3.60	3.52
Alden Bridge (N=158)	4.45P	4.42	4.22P	4.11	4.03P	3.92P	3.59	3.61P
Cochran's Crossing (N=155)	4.46P	4.25	4.09	4.16	3.86	4.01P	3.53	3.44
Grogan's Mill (N=149)	4.47P	4.43P	4.13	4.18	3.85	3.94P	3.82SIACP	3.67PCSI
Panther Creek (N=148)	4.21	4.24	4.01	4.12	3.71	3.64	3.52	3.21
Sterling Ridge/Carlton Woods (N=173)	4.35	4.27	4.09	4.27	3.98	3.83	3.48	3.47P
Indian Springs (N=121)	4.37	4.29	4.13	4.14	3.87	3.79	3.47	3.43
Harper's Landing/College Park (N=102)	4.46P	4.57CPSI	4.10	4.19	4.12PCGI	3.93P	3.75SI	3.74PCSI
All Other (N=44)	4.52	4.50	4.20	4.23	4.32	4.20	3.86	3.82



#### **Covenants/Deed Restrictions**



#### **Deed Restrictions**

- Overall, residents are satisfied with the enforcement of deed restrictions
  - 95% feel deed restriction enforcement is somewhat to very important
  - 85% indicate that the enforcement of deed restrictions is very or somewhat effective
  - 62% feel that the level of deed restriction enforcement is "about right"
    - Few feel it is too strictly enforced
    - Grogan's Mill, Cochran's Crossing, and Panther's Creek residents tend to feel deed restrictions are not enforced strictly enough



#### Effectiveness of Enforcement of Deed Restrictions

#### 85% Very/Somewhat Effective

	TOTAL SAMPLE (N=1050)	Alden Bridge (N=158)	Cochran's Crossing (N=155)	Grogan's Mill (N=149)	Panther Creek (N=148)	Sterling Ridge/ Carlton Woods (N=173)	Indian Springs (N=121)	Harper's Landing/ College Park (N=102)	All Other (N=44)
Very effective	42%	39%	44%P	40%	32%	51%AP	45%P	45%P	48%
Somewhat effective	43%	44%	43%	41%	50%H	40%	42%	35%	43%
Neither effective nor ineffective	6%	8%	5%	5%	7%	4%	3%	9%	7%
Not very effective	4%	6%	3%	7%S	7%S	2%	5%	4%	0%
Not at all effective	2%	1%	3%	2%	2%	1%	2%	3%	0%

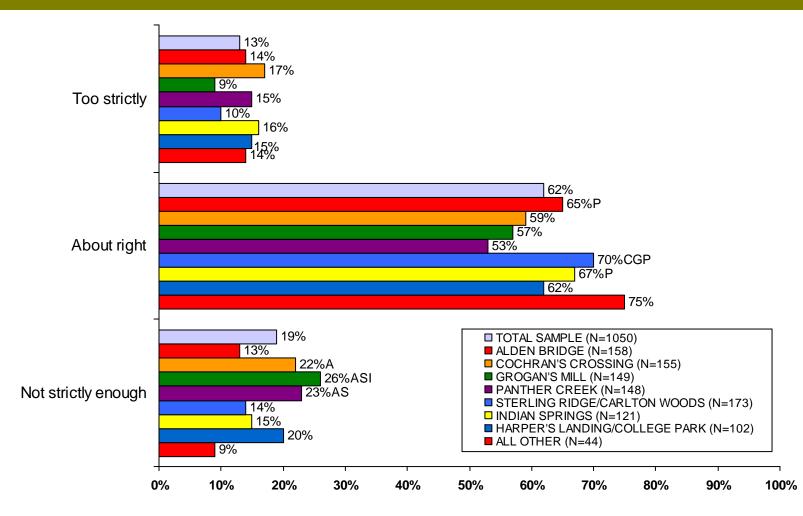
#### Importance of Deed Restriction Enforcement

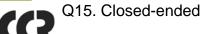
#### 95% Very/Somewhat Important

	TOTAL SAMPLE (N=1050)	Alden Bridge (N=158)	Cochran's Crossing (N=155)	Grogan's Mill (N=149)	Panther Creek (N=148)	Sterling Ridge/ Carlton Woods (N=173)	Indian Springs (N=121)	Harper's Landing/C ollege Park (N=102)	All Other (N=44)
Very important	68%	63%	70%	66%	61%	76%APIH	65%	65%	80%
Somewhat important	27%	32%S	25%	26%	31%S	20%	30%	27%	16%
Neither important nor unimportant	3%	2%	2%	3%	3%	3%	2%	5%	2%
Not very important	1%	3%	1%	3%	1%	0%	1%	0%	0%
Not at all important	1%	0%	1%	0%	1%	0%	2%	1%	0%



### Feel That Deed Restrictions Are Enforced...





#### **Deed Restrictions**

- Few (17%) have filed a complaint about deed restrictions
  - 48% of the 178 who filed a complaint are satisfied with the response to their filed complaint
  - However, 28% are not at all satisfied with how their complaint was handled
- 28% say they received a letter about a violation
  - 62% of these 298 who received a letter about a violation are satisfied with the response to or resolution of the situation

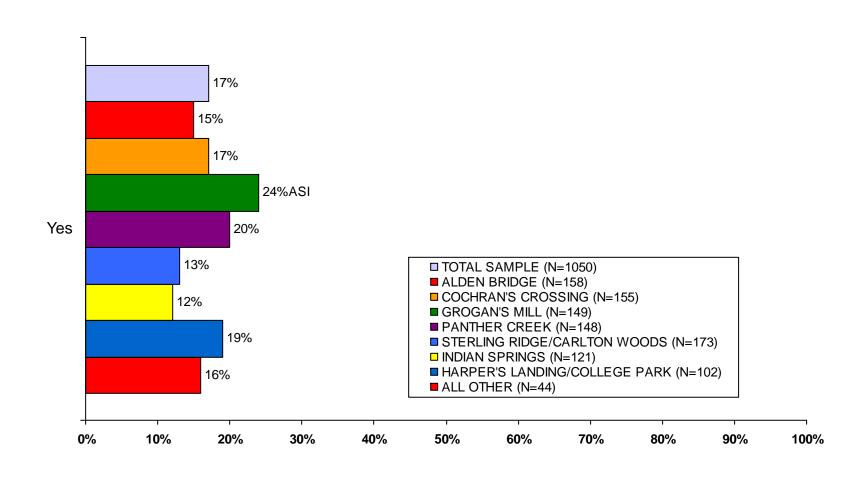


#### **Deed Restrictions**

- 39% applied to make property improvements through the RDRC
  - Harper's Landing and Indian Springs residents make fewest applications compared to other areas
  - 79%, of those who applied are somewhat/very satisfied with the Townships' response to this application



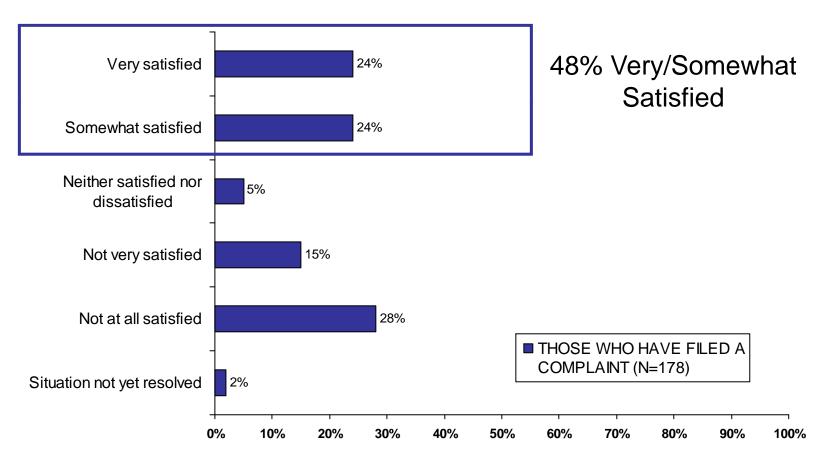
## Filed Complaint About Deed Restriction in Village





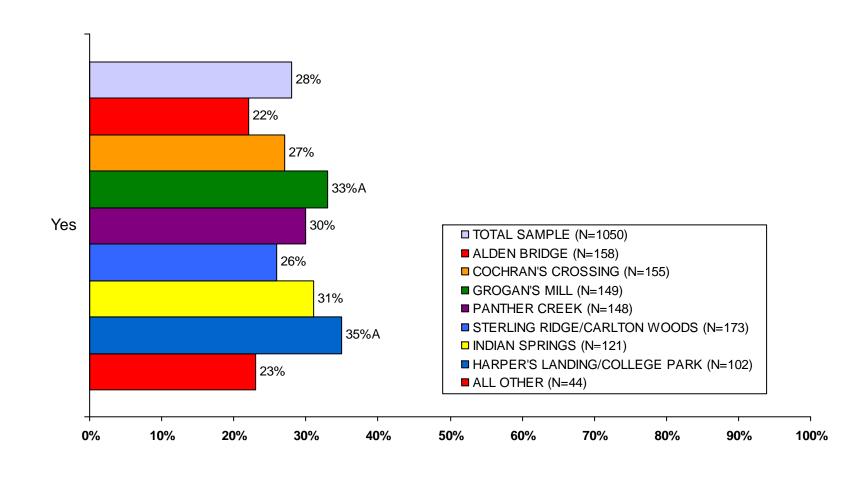
Q16. Closed-ended question

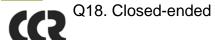
## Satisfaction with Response to Complaint Filed



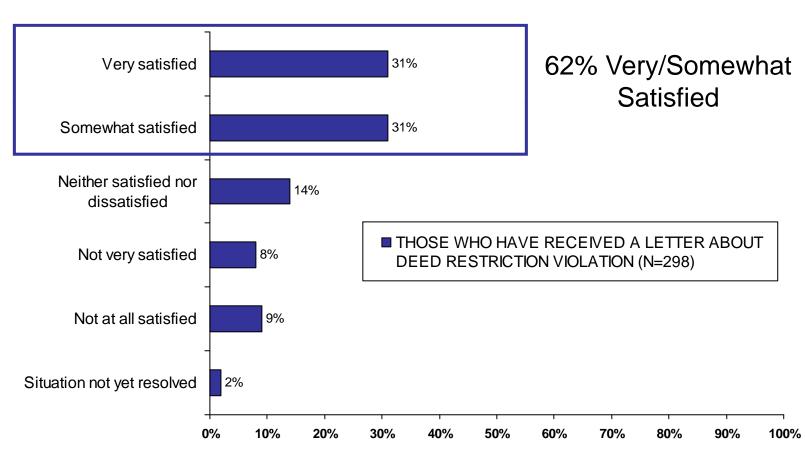


## Received Letter About Deed Restriction Violation on Property



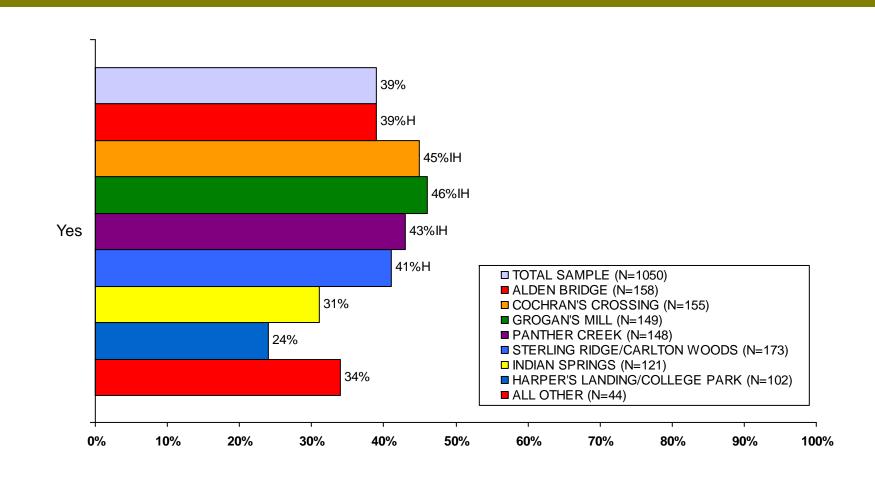


### Satisfaction with Response to Resolution of Situation



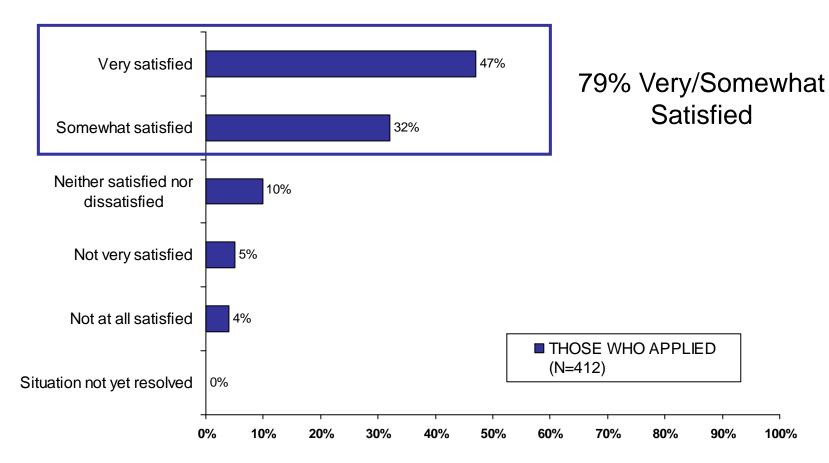


## Applied for Property Improvement Through RDRC





## Satisfaction with Response to Application





#### Communications



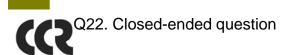
#### **Methods of Communication**

- The Woodlands Township residents mostly rely on community-based forms of communication via print and the Internet to learn about community activities
  - 33% report using The Villager
  - 27% The Woodlands Magazine
  - 16% use Township website, E-neighbor or Internet newsletter



## How Primarily Learn About Activities in Community

	TOTAL SAMPLE (N=1050)	Alden Bridge (N=158)	Cochran's Crossing (N=155)	Grogan's Mill (N=149)	Panther Creek (N=148)	Sterling Ridge/ Carlton Woods (N=173)	Indian Springs (N=121)	Harper's Landing/ College Park (N=102)	All Other (N=44)
The Villager	33%	32%H	47%ASH	38%SH	43%ASH	23%	38%	14%	16%
The Woodlands Community Magazine	27%	23%	21%	22%	24%	32%CI	18%	49%*	39%
Neighbors/friends/word-of-mouth	13%	9%	10%	17%AP	8%	16%P	14%	13%	25%
Internet	6%	10%CPI	4%	7%	3%	8%	3%	4%	9%
Email	8%	4%	5%	5%	5%	15%ACGP	10%	9%	11%
Houston Chronicle This Week	5%	8%H	8%H	5%	4%	4%	3%	2%	9%
E-neighbor or Internet newsletter	4%	5%	1%	4%C	3%	5%S	4%	2%	5%
Township website	6%	8%	5%	3%	7%	4%	7%	7%	5%



#### The Woodlands Community Magazine

- On an aided basis, 92% recall receiving The Woodlands Community Magazine of those who reported receiving or using it for community information:
  - 55% read all or most of the contents
  - 82% indicate that the magazine is an effective information source



## The Woodlands Community Magazine

Base: Those who do not hear about community information through magazine	TOTAL SAMPLE (N=768)	Alden Bridge (N=121)	Cochran's Crossing (N=122)	Grogan's Mill (N=116)	Panther Creek (N=113)	Sterling Ridge/ Carlton Woods (N=118)	Indian Springs (N=99)	Harper's Landing/ College Park (N=52)	All Other (N=27)
Receives/Uses The									
Woodlands Community									
Magazine	92%	92%	93%	89%	88%	94%	95%	90%	89%
Base: Those who report receiving the magazine or hearing about community information through it	TOTAL SAMPLE (N=986)	Alden Bridge (N=148)	Cochran's Crossing (N=147)	Grogan's Mill (N=136)	Panther Creek (N=135)	Sterling Ridge/ Carlton Woods (N=166)	Indian Springs (N=116)	Harper's Landing/ College Park (N=97)	All Other (N=41)
Typically Reads	, ,	, ,	, ,	,	, ,	, ,	, ,	, ,	_ ` _ ′
All of magazine	20%	21%	17%	18%	21%	22%	17%	25%	22%
Most of magazine	30%	31%P	35%P	36%PI	16%	29%P	24%	33%P	39%
Some of magazine	41%	34%	37%	35%	54%ACGH	44%	51%ACGH	34%	37%
None of magazine	9%	14%S	12%S	9%	8%	5%	8%	7%	2%
Magazine effectiveness									
Very effective	36%	41%C	28%	40%C	33%	37%	32%	44%C	39%
Somewhat effective	46%	36%	48%	41%	48%A	49%A	53%A	44%	56%
Neither effective nor ineffective	7%	6%	10%	7%	8%	8%	4%	4%	0%
Not very effective	6%	8%	5%	6%	5%	5%	6%	4%	2%
Not at all effective	4%	5%	7%SH	3%	5%S	1%	3%	1%	0%



#### **Communication with Staff**



#### **Township Staff**

- The Staff provides quality service to homeowners
  - In the past 2 years, 22% contacted a Staff Member.
     Although the Staff rates well on all aspects on a 5-point scale with a 5 being 'Excellent', there is room for improvement:

• Courtesy: 3.85

Professionalism: 3.78

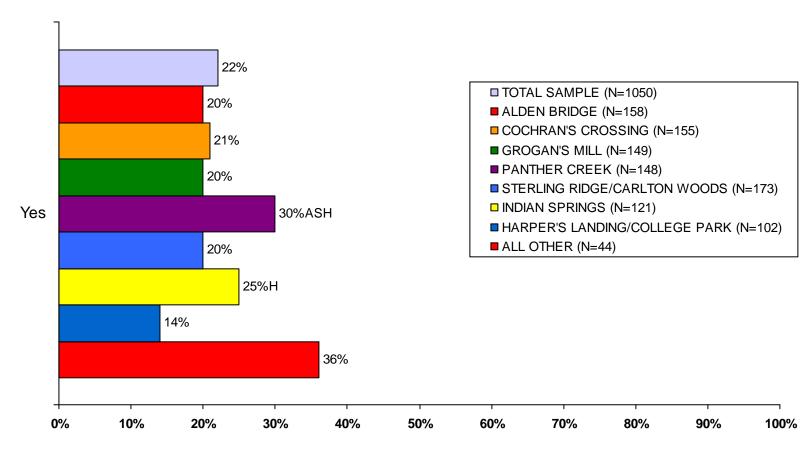
Helpfulness: 3.56

Timeliness of response: 3.47

- Most contact the Deed Restrictions/Residential Design Review Committee
- Most (61%) contact the Staff member by telephone, but many also initiate contact through email or in-person



## In Past 2 Years, Have Had Personal Communication with Member of Township's Staff





Q26. Closed-ended question

#### **Departments Contacted**

THOSE WHO HAD COMMUNICATED WITH A MEMBER OF THE STAFF	TOTAL SAMPLE (N=232)	Alden Bridge (N=31)	Cochran's Crossing (N=32)	Grogan's Mill (N=30)	Panther Creek (N=44)	Sterling Ridge/ Carlton Woods (N=35)	Indian Springs (N=30)	Harper's Landing/ College Park (N=14)	All Other (N=16)
Deed Restrictions/Residential Design Review/RDRC Committee	34%	13%	50%	30%	39%	40%	27%	50%	19%
Parks/Recreation	16%	19%	28%	0%	14%	20%	13%	14%	25%
Administration	16%	26%	16%	20%	16%	9%	13%	7%	13%
Parks/Maintenance	9%	16%	13%	0%	5%	23%	3%	7%	6%
Neighborhood Services	16%	13%	3%	17%	23%	29%	13%	7%	19%
Don't know/don't remember	0%	10%	9%	27%	16%	11%	23%	14%	19%

Note: low base sizes, no significance testing performed



#### **How Communicated**

THOSE WHO HAD COMMUNICATED WITH A MEMBER OF THE STAFF	TOTAL SAMPLE (N=232)	Alden Bridge (N=31)	Cochran's Crossing (N=32)	Grogan's Mill (N=30)	Panther Creek (N=44)	Sterling Ridge/ Carlton Woods (N=35)	Indian Springs (N=30)	Harper's Landing/ College Park (N=14)	All Other (N=16)
By phone	61%	55%	56%	57%	73%	60%	63%	71%	50%
In person	48%	35%	59%	53%	48%	51%	43%	43%	50%
Via e-mail	28%	32%	16%	33%	25%	40%	20%	36%	19%
On the website	9%	6%	9%	3%	7%	23%	3%	7%	6%
Don't remember/refused	3%	3%	0%	0%	0%	3%	7%	0%	13%

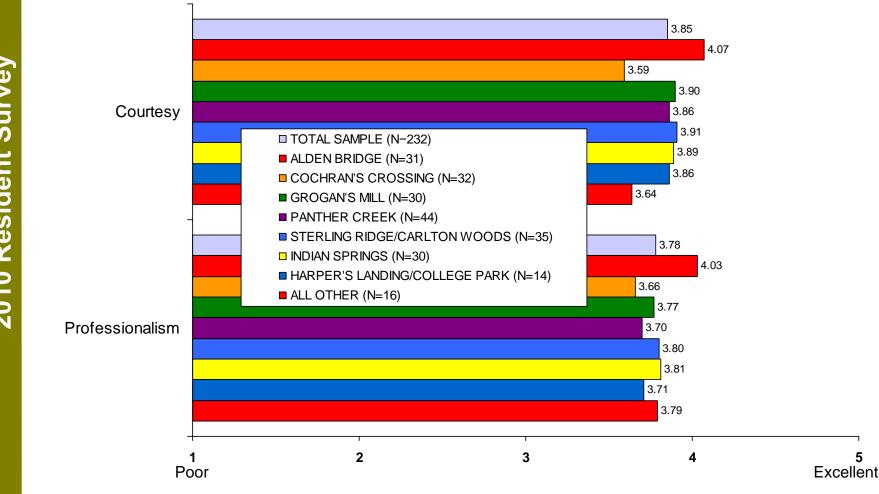
Note: low base sizes, no significance testing performed



# 2010 Resident Survey

#### Rating Staff Based on Communication

(1 = Poor; 5 = Excellent)

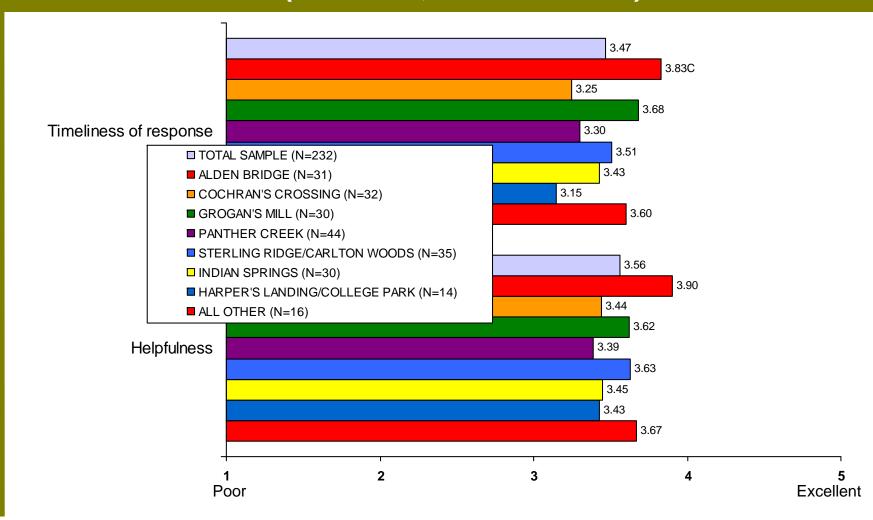




## 2010 Resident Survey

## Rating Staff Based on Communication

(1 = Poor; 5 = Excellent)





#### **Local Governance**



#### Involvement

- Safety followed by security are the most important services for The Township to provide
- About half (51%) are satisfied with the current level of input and influence they have in the local government
  - 34% are neither satisfied nor dissatisfied with the amount of input they have with their new government



#### Most Important for The Township to Provide

	TOTAL SAMPLE (N=1050)	Alden Bridge (N=158)	Cochran's Crossing (N=155)	Grogan's Mill (N=149)	Panther Creek (N=148)	Sterling Ridge/ Carlton Woods (N=173)	Indian Springs (N=121)	Harper's Landing/ College Park (N=102)	All Other (N=44)
Safety	54%	48%	55%	53%	53%	55%	61%AH	45%	64%
Security	30%	28%	30%	30%	32%	29%	24%	25%	45%
Emergency and fire services	11%	11%	8%	14%	12%	10%	11%	7%	9%
Clean environment/neighborhood	10%	12%	8%	9%	7%	12%	15%PH	5%	14%
Waste management and garbage pick- up	10%	10%	8%	5%	9%	13%G	9%	12%	11%
Maintaining parks and recreation	10%	5%	12%H	10%	9%	14%A	11%	7%	20%
Traffic control/flow	8%	9%	12%H	5%	7%	8%	5%	3%	16%
Deed restriction enforcement	8%	7%	8%	11%	9%	5%	11%	7%	7%
Maintain value of homes/property	8%	9%	10%	7%	7%	9%	6%	12%	5%
Maintain appearance of homes and businesses	7%	8%	8%	9%	7%	5%	4%	10%	11%



## Satisfaction with Amount of Influence in Local Decision Making

#### 51% Very/Somewhat Satisfied

	TOTAL SAMPLE (N=1050)	Alden Bridge (N=158)	Cochran's Crossing (N=155)	Grogan's Mill (N=149)	Panther Creek (N=148)	Sterling Ridge/ Carlton Woods (N=173)	Indian Springs (N=121)	Harper's Landing/ College Park (N=102)	All Other (N=44)
Very satisfied	14%	15%	13%	17%	13%	11%	10%	19%	9%
Somewhat satisfied	37%	37%	35%	37%	35%	39%H	39%	26%	52%
Neither satisfied nor dissatisfied	34%	37%	32%	28%	31%	36%	39%	39%	25%
Not very satisfied	5%	2%	8%AS	8%ASI	7%A	3%	2%	4%	2%
Not at all satisfied	4%	3%	6%	3%	6%	2%	7%	6%	0%

#### Development

- The Woodlands Township residents welcome economic development
  - A majority (81%) say continued economic development is important
  - Forty-seven percent state new corporations in The Township creates more benefits than burdens for the area
  - In addition, 34% state new corporations are great for the area's economy



## Importance of Continued Economic Development

#### 81% Very/Somewhat Important

	TOTAL SAMPLE (N=1050)	Alden Bridge (N=158)	Cochran's Crossing (N=155)	Grogan's Mill (N=149)	Panther Creek (N=148)	Sterling Ridge/ Carlton Woods (N=173)	Indian Springs (N=121)	Harper's Landing/ College Park (N=102)	All Other (N=44)
Very important	49%	51%	51%	44%	45%	54%	45%	46%	70%
Somewhat important	32%	28%	35%	32%	36%	32%	31%	34%	20%
Neither important nor unimportant	6%	8%	6%	5%	5%	3%	4%	11%S	9%
Not very important	7%	6%	3%	11%CS	9%C	4%	12%CS	6%	0%
Not at all important	4%	4%	4%	5%	3%	5%	7%	2%	0%



## Opinion of New Corporations in The Woodlands

	TOTAL SAMPLE (N=1050)	Alden Bridge (N=158)	Cochran's Crossing (N=155)	Grogan's Mill (N=149)	Panther Creek (N=148)	Sterling Ridge/ Carlton Woods (N=173)	Indian Springs (N=121)	Harper's Landing/ College Park (N=102)	All Other (N=44)
Great for the economy	34%	37%	32%	35%	30%	38%	31%	39%	32%
Creates more burdens than benefits	12%	11%	10%	15%	13%	8%	20%CSG	10%	5%
Creates more benefits than burdens	47%	44%	51%	46%	47%	53%	40%	42%	61%
No opinion/don't know	6%	7%S	7%S	5%	10%S	2%	9%S	9%S	2%

#### **Entertainment**

- A majority (88%) rate the variety of entertainment in The Woodlands as good to excellent
  - Although most could not mention a desired store or entertainment venue, some residents suggested a theater, Whole Foods, or Nordstrom's

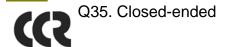


#### Rate Variety of Entertainment

#### 63% Very good/Excellent

	TOTAL SAMPLE (N=1050)	Alden Bridge (N=158)	Cochran's Crossing (N=155)	Grogan's Mill (N=149)	Panther Creek (N=148)	Sterling Ridge/ Carlton Woods (N=173)	Indian Springs (N=121)	Harper's Landing /College Park (N=102)	All Other (N=44)
Excellent	27%	29%	26%	30%	25%	29%	23%	25%	27%
Very good	36%	35%	34%	32%	41%	34%	36%	41%	25%
Good	25%	22%	23%	32%A	24%	25%	24%	23%	36%
Fair	9%	9%	14%GP	4%	6%	10%G	12%G	8%	11%
Poor	2%	3%	2%	1%	2%	2%	2%	1%	0%

11% each would like to add a Whole Foods and Nordstrom's



## Other Entertainment Venues Would Like in The Woodlands

TOTAL	A I don	Coobrania	Cromon's	Donthor	Sterling Ridge/	Indian	Harper's Landing/	
TOTAL SAMPLE (N=1050)	Alden Bridge (N=158)	Cochran's Crossing (N=155)	Grogan's Mill (N=149)	Panther Creek (N=148)	Carlton Woods (N=173)	Indian Springs (N=121)	College Park (N=102)	All Other (N=44)
15%	12%	17%H	14%	18%H	16%	20%H	8%	9%
5%	6%G	6%G	1%	4%	5%	6%G	8%G	9%
5%	6%	6%	3%	4%	6%	4%	5%	2%
3%	3%	2%	1%	3%	2%	5%	2%	9%
3%	4%	2%	1%	2%	6%CG	2%	2%	2%
58%	58%	53%	66%	62%	57%	55%	61%	55%
	15% 5% 5% 3% 3%	(N=1050)     (N=158)       15%     12%       5%     6%G       5%     6%       3%     3%       3%     4%	(N=1050)     (N=158)     (N=155)       15%     12%     17%H       5%     6%G     6%G       5%     6%     6%       3%     3%     2%       3%     4%     2%	(N=1050)         (N=158)         (N=155)         (N=149)           15%         12%         17%H         14%           5%         6%G         6%G         1%           5%         6%         6%         3%           3%         3%         2%         1%           3%         4%         2%         1%	(N=1050)         (N=158)         (N=155)         (N=149)         (N=148)           15%         12%         17%H         14%         18%H           5%         6%G         6%G         1%         4%           5%         6%         6%         3%         4%           3%         3%         2%         1%         3%           3%         4%         2%         1%         2%	(N=1050)         (N=158)         (N=155)         (N=149)         (N=148)         (N=173)           15%         12%         17%H         14%         18%H         16%           5%         6%G         6%G         1%         4%         5%           5%         6%         6%         3%         4%         6%           3%         3%         2%         1%         3%         2%           3%         4%         2%         1%         2%         6%CG	(N=1050)         (N=158)         (N=155)         (N=149)         (N=148)         (N=173)         (N=121)           15%         12%         17%H         14%         18%H         16%         20%H           5%         6%G         6%G         1%         4%         5%         6%G           5%         6%         6%         3%         4%         6%         4%           3%         3%         2%         1%         3%         2%         5%           3%         4%         2%         1%         2%         6%CG         2%	(N=1050)         (N=158)         (N=155)         (N=149)         (N=148)         (N=173)         (N=121)         (N=102)           15%         12%         17%H         14%         18%H         16%         20%H         8%           5%         6%G         6%G         1%         4%         5%         6%G         8%G           5%         6%         6%         3%         4%         6%         4%         5%           3%         3%         2%         1%         3%         2%         5%         2%           3%         4%         2%         1%         2%         6%CG         2%         2%



2% of Total Sample mentioned each of the following as well:

- IMAX
- Amusement/Water Park
- Teen activities/dance
- Band venues/live music

#### **The Community**



### **Aspects Residents Like about The Woodlands**

- The Woodlands residents continue to name the environment/aesthetics as the most beloved aspect of living in The Woodlands
  - This includes greenery, plants, trees, and overall beauty of the area
  - Even though residents mention beauty as a wellliked aspect, they mentioned having everything they want (shopping, restaurants, quality schools) much less



#### **General Areas of Concern**

- Areas which residents suggest improvements include:
  - Better law enforcement
  - Traffic control
- Four in ten name better law enforcement as the most important issue facing them



## Aspects Liked about Living in The Woodlands

	TOTAL	Alden	Cochran's	Grogan's	Panther	Sterling Ridge/ Carlton	Indian	Harper's Landing/ College	
	SAMPLE (N=1050)		Crossing (N=155)	Mill (N=149)	Creek (N=148)	Woods (N=173)	Springs (N=121)	Park (N=102)	All Other (N=44)
Appearance/beauty of area/tree/greenery	39%	37%	43%H	41%H	38%	39%	50%AH	28%	23%
Conveniently located to everything	24%	21%	25%	24%	29%	22%	20%	25%	32%
Safe	20%	22%	21%	18%	20%	18%	24%	18%	25%
Parks/woods/parkways/open spaces	22%	18%	27%	19%	25%	27%	24%	9%*	16%
Nice/friendly neighbors/people	15%	16%	13%	17%	14%	18%	11%	18%	11%
Family atmosphere	14%	16%	10%	13%	10%	17%	10%	19%	20%
Appearance/aesthetics/neat/ clean	15%	16%	15%	16%	15%	13%	14%	14%	25%
Quiet/peaceful	12%	13%	11%	12%	9%	13%	13%	8%	23%
Quality of life/lifestyle	10%	13%	12%	9%	8%	9%	12%	6%	14%
Has everything you need	11%	9%	8%	13%	9%	9%	17%C	18%ACPS	14%
Schools/quality of education	11%	15%G	8%	6%	14%G	13%G	15%G	12%	9%
Shopping/restaurants/ entertainment	10%	11%l	8%	9%	16%IH	14%IH	4%	5%	7%



Q37. Open-ended question

## What Would Add/Remove to Improve The Woodlands

	TOTAL SAMPLE (N=1050)	Alden Bridge (N=158)	Cochran's Crossing (N=155)	Grogan's Mill (N=149)	Panther Creek (N=148)	Sterling Ridge/ Carlton Woods (N=173)	Indian Springs (N=121)	Harper's Landing/ College Park (N=102)	All Other (N=44)
Traffic control	21%	22%	26%	17%	22%	18%	27%	18%	27%
Better law enforcement/lower crime	11%	16%G	11%G	4%	9%	14%G	13%G	11%G	14%
Slow construction/commercial businesses	7%	9%H	8%	7%	10%H	5%	8%	3%	5%
Stop cutting down trees	6%	4%	6%	10%AH	8%	5%	8%	3%	7%
Slow over-population/too crowded	4%	4%	1%	7%C	3%	3%	12%ACPSH	2%	2%
Don't know	37%	34%	32%	38%	45%CI	40%1	28%	50%ACI	30%



## Most Important Issues Facing The Woodlands Residents

						Sterling		Harper's	
						Ridge/		Landing/	
	TOTAL	Alden	Cochran's	Grogan's	Panther	Carlton	Indian	College	
	SAMPLE	Bridge	Crossing	Mill	Creek	Woods	Springs	Park	All Other
	(N=1050)	(N=158)	(N=155)	(N=149)	(N=148)	(N=173)	(N=121)	(N=102)	(N=44)
Law enforcement/crime/safety	40%	45%G	41%	32%	43%G	45%G	45%G	33%	27%
Traffic control/flow/congestion	18%	15%	21%	20%	18%	16%	21%	13%	23%
Taxes too high	16%	20%C	10%	17%	16%	24%CH	15%	13%	11%
New construction/growth/over									
development	10%	11%H	12%H	12%H	11%H	8%	11%	4%	9%
Don't know	14%	13%	12%	13%	18%S	8%	12%	23%ACGSI	23%

## Research Findings - Comparison to Previous Waves



#### **Changes Since Previous Years**

#### Most Important Issues

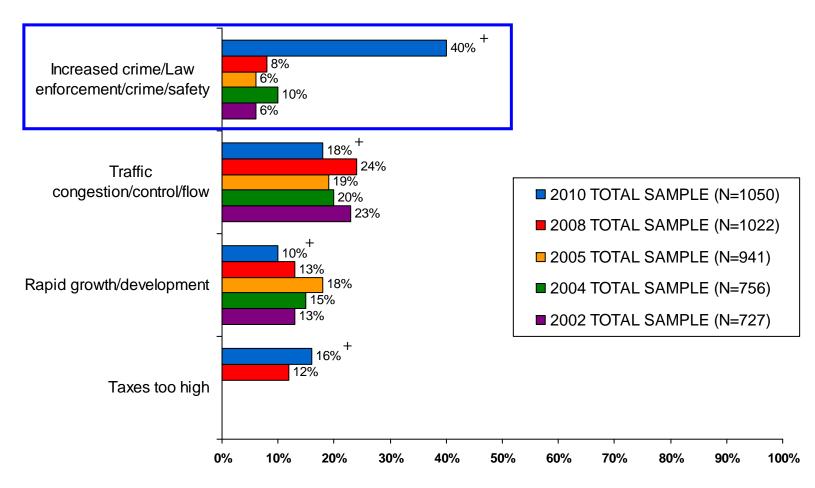
- Increased crime/law enforcement, safety concerns rose in 2010 (40%) from 2008 (8%)
- Although still a top tier concern, traffic flow and congestion concerns fell in 2010 (18%) from 2008 (23%)

#### Satisfaction

 2010 satisfaction with services ratings remained similar to 2008

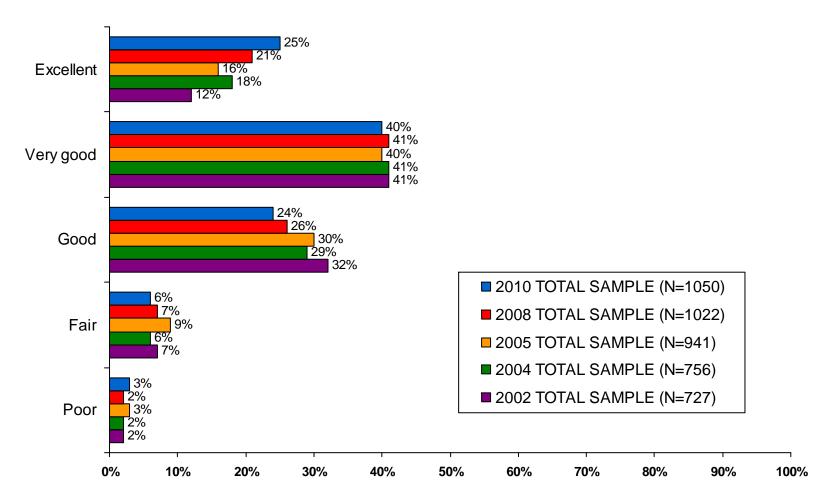


## **Most Important Issues Facing The Woodlands Residents**





#### Satisfaction with Services Provided by Township





Q8. Closed-ended rating question

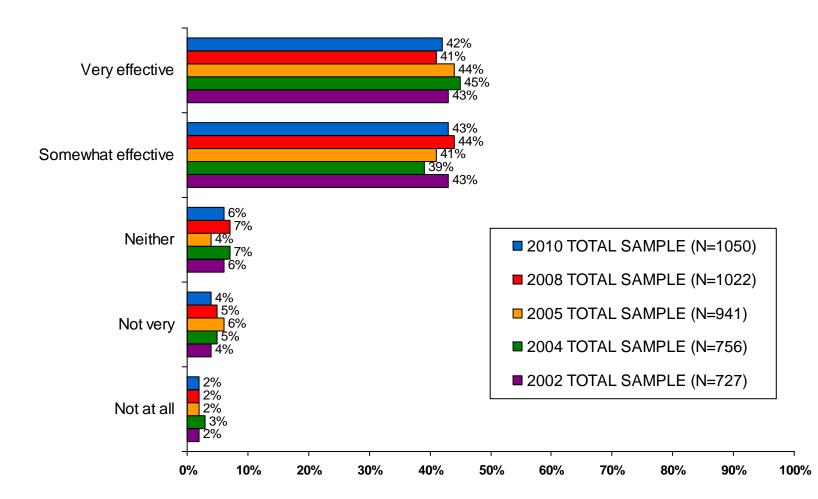
#### **Changes Since Previous Waves**

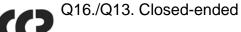
#### Deed Restrictions

- Consistent with previous waves, residents continue to perceive that deed restriction enforcement is effective
- A majority of (62%) residents continue to state that deed restrictions are enforced about right
  - Of those who contacted The Township staff to complain, 24% were very satisfied with the response compared to 20% in the previous wave
    - Similar to the previous wave, 28% are not at all satisfied this wave compared to 29% in the previous wave

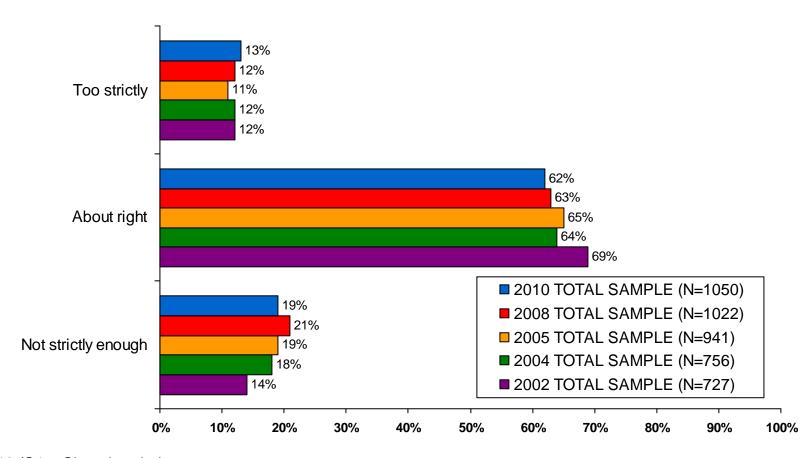


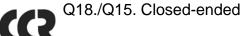
#### Effectiveness of Enforcement of Deed Restrictions



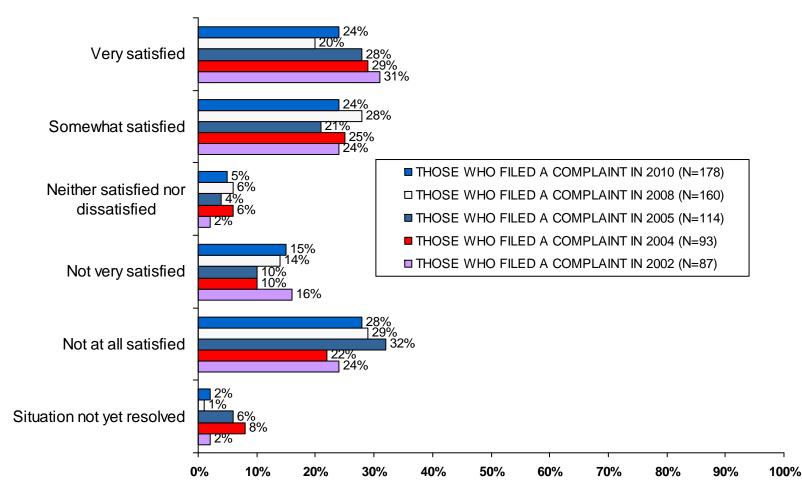


### Feel That Deed Restrictions Are Enforced...





## Satisfaction with Response to Complaint Filed





Q20./Q17. Closed-ended

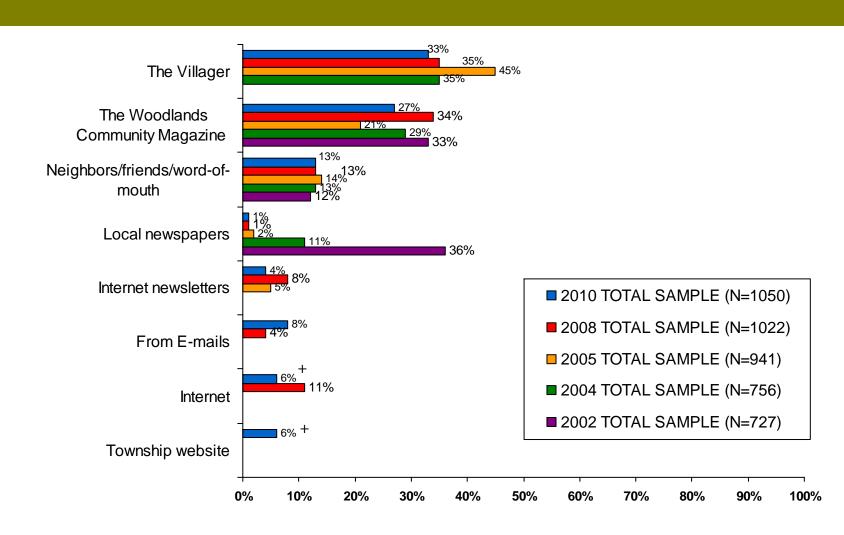
#### **Changes Since Previous Studies**

#### Communication

- Use of The Villager and The Woodlands Community Magazine as sources of community activities remained consistent with 2008
  - Most continue to report receiving The Woodlands Community Magazine
  - Of those receiving the magazine, 91% read at least some of it
  - Fewer compared to 2008, said they read all of it
- Fewer report contacting The Township Staff in this wave; continuing the declining trend from 2005
  - Overall ratings for Staff shifted downward, although the shifts are not significant decreases
  - More contacted the RDRC in 2010 compared to 2008

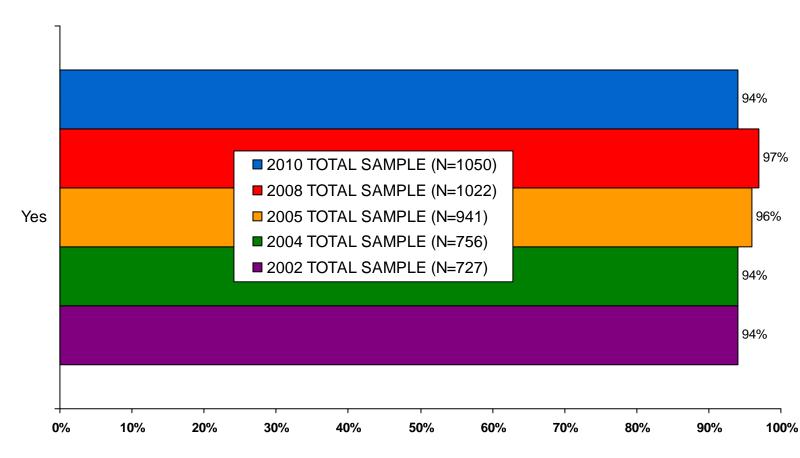


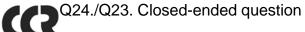
## How Primarily Learn About Activities in Community



# 2010 Resident Survey

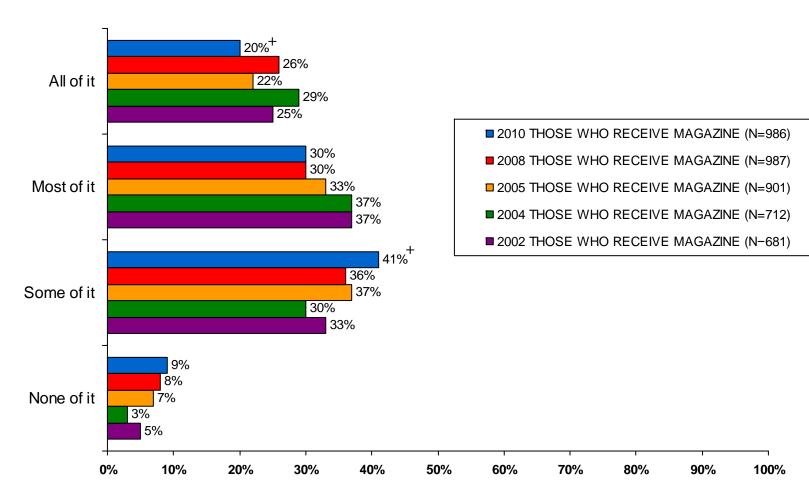
## Receive The Woodlands Community Magazine



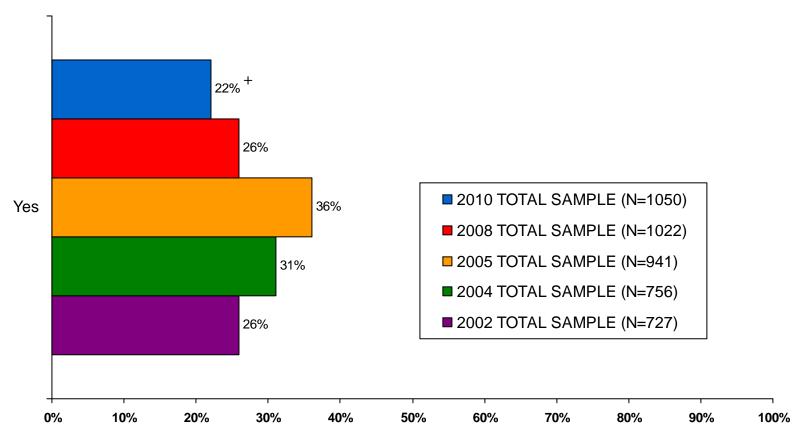


# 2010 Resident Survey

## When Receive Magazine, Typically Read...



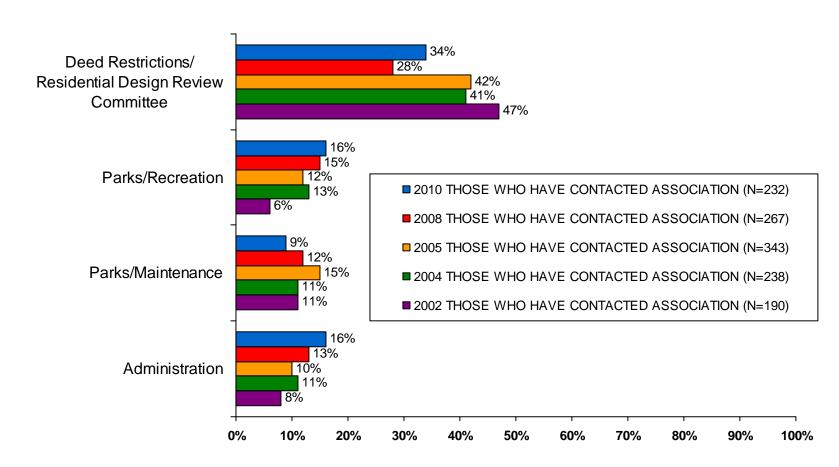
## In Past 2 Years, Have Had Personal Communication With Member of the Staff





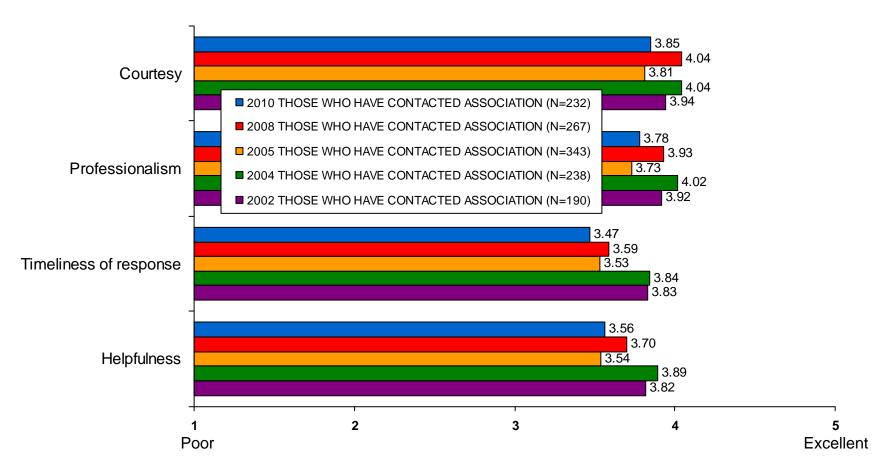
Q35./Q26. Closed-ended question \*Note: Previous waves stated past 5 years

#### **Departments Contacted**



## Rating Staff Based on Communication

(1 = Poor; 5 = Excellent)





#### Questionnaire

